

Review of the Newtownmountkennedy Local Area Plan 2018



Issues Paper

**Submission Period
24th January to 23rd February 2018**

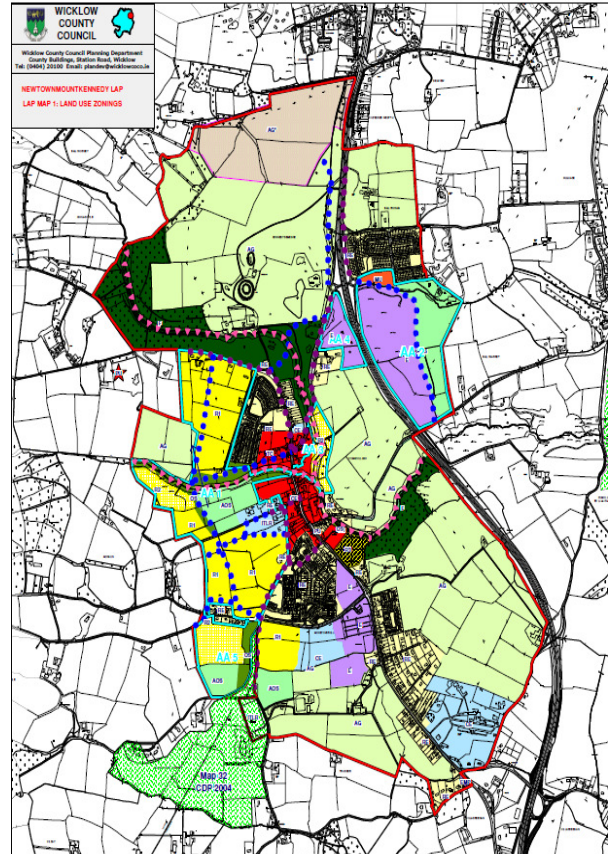


What is the Newtownmountkennedy Local Area Plan?

The aim of a LAP is to establish a framework for the planned, co-ordinated and sustainable development of an area. Its objective is to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations.

The Newtownmountkennedy LAP sets out the development strategy for the town, specific land use objectives which will guide the future development of the settlement and influences where new development may occur in Newtownmountkennedy. The LAP will consist of a written statement indicating the objectives required for the proper planning and sustainable development of the area, maps and appendices.

The current LAP for Newtownmountkennedy was adopted in 2008. The 2008 plan set a framework for the development of the town up to 2014, and was extended until 2018. The entire plan can be viewed at <http://www.wicklow.ie/newtownmountkennedy-local-area-plan-2008-2018>



Current Newtownmountkennedy land-use map

Wicklow County Council intends to prepare a new plan for the area in 2018. The purpose of this booklet is to get you thinking about the type of planning and land use issues that may be addressed in the new plan and to encourage you to make a submission about these issues, or any other issues you think are important and get involved in the plan preparation process.



How to get involved

If you are interested in any of the issues outlined in this booklet or have any other ideas for the town and area, you are invited to make your views known in writing in one of the following ways:

- a) **Write to:** Administrative Officer, Planning Department, Wicklow County Council, Wicklow Town
- b) **Email:** planreview@wicklowcoco.ie

You are invited to attend a **public information evening** on Thursday 1st of February 2018 in the Parkview Hotel, Newtownmountkennedy, from 4pm -8pm where staff from the Planning Department will be available to answer questions on the LAP and assist you in making a submission.

SUBMISSIONS ARE BEING ACCEPTED UP TO 23RD OF FEBRUARY 2018 (5PM)

What is the 'strategy' for the future development of Newtownmountkennedy?

The County Wicklow 'Core Strategy' which is contained in the County Development Plan 2016-2022 sets out the following strategy and objectives for the future development of Newtownmountkennedy:

- The town is designated a '**Moderate Growth Town**' settlement, which has been prioritised for moderate growth and investment.
- Having regard to its **strategic location** on the N11 with ease of access to Dublin and the M50, it is envisaged that Newtownmountkennedy shall provide for **moderate growth in residential, employment and service functions** through enhancing the built environment, water services, public transport links and capacity for development.
- The town should aim to grow to a **population** of 4,967 persons in 2022 and 6,000 persons in 2028.
- In order to plan for the longer term, this plan will address the **housing** needs of the town up to 2028, which is a growth in housing units by approximately 1,456 units.
- The development framework should support the level of **employment** in the town to at least 1,425 jobs in 2028; the town should aim to attract employment generating investment and should target investment from foreign and local sources in a mixture of 'people' and 'product' intensive industries.
- Having regard to its location within reasonable distance to Bray, Wicklow and Greystones, it is envisaged that **retail** in Newtownmountkennedy will provide for a more localised catchment, but due to the level of planned population growth into the future, still requires a relatively high level of retail provision. In this regard, growth retail floorspace in the order of 3,000 – 3,500sqm would be considered appropriate.

Have your say

- Q. How do you think this vision / strategy can be best fulfilled?
- Q. What are Newtownmountkennedy's best and worst features / assets?
- Q. What aspects of Newtownmountkennedy do you think require to be protected / enhanced if this level of growth is to occur?
- Q. What do you think would stand in the way of the growth and improvement of the town?



New housing in Newtownmountkennedy

The current LAP zones land for new housing (see map). At the densities allowed in the 2016 County Development Plan, there is possible capacity to develop 1,706 units in the town.

There is no guarantee in the planning code that any land that is already zoned will stay so zoned in a future plan. Therefore all of the existing zoned land can be reconsidered and reviewed for the new plan and these lands can be have their zoning removed, have their zoning changed to another use or a higher / lower density, have their lands designated as strategic land reserve, and new, previously unzoned, land can be zoned for the first time. Some of the existing zones may require modification / deletion in light of the Flood Risk Assessment that will be carried out as part of the plan review process.



Have your say

- Q.** What type of new housing is required in Newtownmountkennedy?
- Q.** Where do you think new housing should be located?
- Q.** What is good (and bad) about existing housing in Newtownmountkennedy?
- Q.** What type of housing density do you think is suitable in Newtownmountkennedy?
- Q.** What infrastructure and services will be required to support housing growth?



Heritage in Newtownmountkennedy

Newtownmountkennedy has a rich variety of built and natural heritage both within the town itself and within the hinterland of the plan area. The protection and enhancement of the town’s natural and built assets is key to the future development of the town in a sustainable manner.

Particular heritage assets are: the town’s built fabric, including a number of protected structures such as Newtownmountkennedy House located on the Main Street, and Newcastle Hospital located in Killadreenan.

Have your say

- Q.** Are there any additional buildings / places worthy of protection in Newtownmountkennedy?
- Q.** How can the plan protect and further enhance the built and natural heritage of the town?



Biodiversity & Nature Conservation

Protecting the natural environment is essential for the maintenance and protection of ecological biodiversity and landscape quality, as well as meeting climate change and green infrastructure aspirations. In order to safeguard the future viability of development in the town and to ensure that the town flourishes, it is essential that the development in Newtownmountkennedy is managed in a sustainable manner into the future.

Have your say

- Q.** What measures could be taken to improve biodiversity and nature conservation in the town?

Economic development & employment in Newtownmountkennedy

Economic development and the creation of employment opportunities are fundamental to the creation of sustainable communities. In line with a targeted increase in population and jobs it is essential that the local area plan puts in place a land use framework that supports the growth of existing businesses and the development of new employment.

There is a separate plan, the ‘Local Economic & Community Plan’ which addresses the wide range of issues around employment, such as encouraging new employers to locate in Wicklow, infrastructure, marketing / branding, education and training, financial support etc. There is also a separate County Tourism Strategy. The role of the LAP is somewhat limited to zoning land and putting in place objectives for enhanced infrastructure but these are still essential elements that can support economic and tourism development.

Have your say

- Q.** What type of employment should be encouraged in Newtownmountkennedy?
- Q.** Where should new employment be located in Newtownmountkennedy?
- Q.** What infrastructure or supports do existing and new businesses need to grow employment?
- Q.** What assets or qualities does Newtownmountkennedy have to offer new employers?
- Q.** Is Newtownmountkennedy's tourism potential being exploited? What does Newtownmountkennedy have to offer tourists? How can tourism be further developed in the town and surrounding area?
- Q.** Is there potential for new tourism businesses around green infrastructure or ecotourism?
- Q.** Are there economic spin offs arising because of the proximity of Newtownmountkennedy to the Wicklow Mountains, The Vartry Reservoir and Druids Glen Resort? If not, what can be done to create linkages?

reducing safety and the attractiveness of the town centre as a place to shop, do business or visit.



The provision of adequate lands within a town capable of meeting projected future educational, community, sport and recreational uses is essential in order to meet the needs of the immediate and surrounding area. While Newtownmountkennedy is well serviced with schools, community facilities, sport and recreational facilities, the enhancement of these services will be required to accommodate the level of future growth envisaged.

Shops, services & community facilities in Newtownmountkennedy

The town centre has the dual function of providing both employment and services to employees / residents of the town and its hinterland. It is of utmost importance to protect the traditional role of the town centre as the primary retailing and business core of the settlement while also facilitating its expansion in an appropriate and sustainable manner.

While the town centre requires to be accessible for those availing of shopping and other services and have adequate car parking, this must be balanced with the needs and amenities of those who live in the town centre and the needs of pedestrians, cyclists and vulnerable road users, such as those with disabilities, children or those pushing a pram. The town centre has considerable through traffic, often moving at speed. The footpaths are also narrow with a lot of on street car parking. A combination of these issues are

Have your say

- Q.** Is the town centre an attractive and vibrant place to reside, work and shop?
- Q.** What is needed to improve the town centre?
- Q.** Are shopping / retail facilities adequate? What kind of new shops do you think the town needs?
- Q.** Is the town centre easy to access/ to get around? Are there car parking issues?
- Q.** Are there adequate education, community, sport and recreation facilities in Newtownmountkennedy? Are they easy to access?
- Q.** What could done to improve existing facilities?
- Q.** Where should new education, community, sport and recreation facilities be located?



Infrastructure in Newtownmountkennedy

The provision of adequate infrastructure is critical to facilitate and sustain growth. The continued improvement of the local transportation network, including the provision of footpaths, cycle lanes, traffic management proposals, etc, are important considerations for incorporation into the plan. A Flood Risk Assessment will be carried out as part of this plan process with the outcome integrated into plan policies and zonings.

Have your say

Q. Are there any walking or cycling routes/ links including greenways between different parts of the town that need enhancement? Where are they and how should they be enhanced?

Q. Do you know of any areas within the town that flood? Where are they?



Lobbying

Making a submission through the formal consultation process regarding your views on the proposed new plan, including the zoning of land, is not considered 'lobbying'. However, communicating, with a

Designated Public Official outside the formal public consultation process about a local area plan or a proposal to zone or re-zone particular lands may be lobbying. There are new regulations regarding lobbying and anyone that is concerned that they may be engaged in lobbying or wants to know more about the new rules, should log onto **www.lobbying.ie**

Have your say, how to get involved

Log onto **www.wicklow.ie/planning** to find out more information, to view the current Newtownmountkennedy Plan 2008 - 2018 and the County Development Plan 2016 - 2022. The draft Newtownmountkennedy Local Area Plan 2018 - 2024 will go on display in the coming months with another opportunity for you to have your say on the plan later in the year.

If you are interested in any of the issues in this booklet or have any other ideas for Newtownmountkennedy, you are invited to **HAVE YOUR SAY**, before **Friday 23rd February (5pm)**, in one of the following ways:

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Marked "Newtownmountkennedy LAP"



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